

Customer Information Bulletin

REQUIREMENTS FOR KEEPING PETS AND OTHER ANIMALS

Planning Division

1055 South Grady Way-Renton, WA 98057
Phone: 425-430-7200 | www.rentonwa.gov

How many animals am I allowed to have *outright* at my property? It depends on the type of animal and the size of your lot:

Type of Animal	Maximum Number Allowed <i>Outright</i> (Without an Additional Animals Permit)
Household Pets includes: dogs, cats, caged indoor birds and small rodents. Non-venomous reptiles and amphibians weighing less than ten pounds	3* per dwelling or commercial building regardless of lot size. A pet license is required from the City Finance Department for each cat or dog.
Small Lot Domestic Animals includes: chickens, ducks, geese, and pigeons	3 on lots that are <i>at least</i> 4,500 gross sq ft in size. On lots that are larger than 4,500 gross sq ft, 1 additional small lot domestic animal may be kept per additional 1,000 gross sq ft.
Medium Lot Domestic Animals includes: miniature goats that are smaller than 24 inches at the shoulder and/or not more than 150 lbs in weight and sheep	2 on lots that are <i>at least</i> 12,500 gross sq ft in size. On lots that are larger than 12,500 gross sq ft, 1 additional medium lot domestic animal may be kept per additional 7,500 gross sq ft.
Large Lot Domestic Animals includes: goats, and pigs Extra Large Lot Domestic Animals includes: horses, donkeys, cows, and llamas	2 on lots that are <i>at least</i> 1 gross acre in size. On lots that are larger than one gross acre, 1 additional large lot domestic animal may be kept per additional 43,560 gross sq ft.

*Includes foster animals.

Are there standards that I must follow in keeping animals at my property? Briefly, the animals must not constitute a nuisance or cause a public disturbance. The City also has the following detailed standards:

1. **Shelter Location and Setbacks:** Shelters, pens, and permanent/temporary kennels structures shall be located a minimum of ten feet (10') from any property line and must be in the rear yard. The Planning Division may grant an exemption from this ten feet (10')

setback requirement if the owner/tenant can provide sufficient information that a side yard would be a better location.

2. **Barn and Stable Location and Setbacks:** Barns, kennels and stables shall be located a minimum of fifty feet (50') from any property line. Barns and stables may not be located in *attached* garages or carports.
3. **Confinement Required:** All animals shall be kept and maintained in a manner which confines their movement and activity to the premises of the owner/tenant.
 - a. **Fencing Required:** Dog-runs, open-run areas, and permanent/temporary kennel structures shall be surrounded by a fence of adequate height (as to preclude escape) and in compliance with the City's fencing regulations.
4. **Health and Safety:** All animals shall be kept in such a manner so as not to create any objectionable noise, odor, or otherwise cause to annoy or become a public nuisance to the health, safety, or general welfare of any person. Provision shall be made to ensure that animal food stored outdoors will not attract rodents or insects.
5. **Animal Waste and Food Waste:** Animal waste shall be properly disposed of, and any accumulated animal waste must not be stored within the shelter setback area. Any storage of animal waste must not constitute a nuisance. Provision shall be made for the removal of animal and food wastes so that the confinement area and shelter are kept free from infestation of insects, rodents, or disease, as well as to prevent odors.

Are there any animals that I am not allowed to keep? Animals that are wild or dangerous are prohibited pursuant to RMC 6-6-12. Additionally, RMC 4-11-010A prohibits the keeping of roosters and/or peacocks.

Can I have a pet-or animal-related business at my home? Possibly, although no kennels or pet boarding is allowed in residential zones (RMC 4-9-090F). However, if you are able to comply with the other provisions of RMC 4-9-090, Home Occupations, you may be able to apply for and obtain a home occupation business license for another type of business (i.e. cheese making/selling) depending on the type and intensity of your proposed business.

What if I want to keep more Extra Large Lot animals (Horses, llamas, cows) than is normally allowed? Unless you purchased your property from someone with an existing Additional Animals Permit, you must have a minimum of 20,000 square feet of lot area to request an additional animals permit for *Extra Large Lot* Animals. To keep these animals, you must apply for and be granted an 'Additional Animals Permit'. The number of animals possible varies by lot size and whether or not you have a covered area and stable:

Properties without a Covered Arena and a Stable:

Size of Property in Square Feet	Maximum Number of Extra Large Lot Animals Permissible with an Additional Animals Permit

Less than 20,000 square feet of area devoted only to the animals	None allowed
20,000 – 29,039 square feet*	1
29,040 – 43,559 square feet*	2
43,560 – 58,079 square feet*	3
58,080 – 72,599 square feet*	4
72,600 – 87,119 square feet*	5
87,120 – 101,639 square feet*	6
For lots over 101,639* square feet, an additional 14,520 square feet is required for each additional extra large lot animal	

* A minimum of 20,000 square feet of area must be devoted only to the animals.

Properties with a Covered Arena and a Stable:

Size of Property in Square Feet	Maximum Number of Extra Large Lot Animals Permissible with an Additional Animals Permit
Less than 20,000 square feet of area devoted only to the animals	None allowed
20,000 – 21,779 square feet*	2
21,780 – 29,039 square feet*	3
29,040 – 36,299 square feet*	4
36,300 – 43,559 square feet*	5
43,560 – 50,819 square feet*	6

50,820 – 58,080 square feet*	7
For lots over 58,080* square feet, an additional 7,260 square feet is required for each additional extra large lot animal	

* A minimum of 20,000 square feet of area must be devoted only to the animals.

What if I want to keep more household pets, large, medium, or small animals than is normally allowed? Unless your animals were legally established prior to the current rules, you must apply for and be granted an 'Additional Animals Permit'. An *Additional Animals Permit* is a conditionally granted approval to allow keeping of the following:

- (1) More than 3 cats or dogs (household pets); or
- (2) More household pets (other than cats or dogs) at greater numbers than allowed outright (see page 1); or
- (3) More domestic animals than allowed outright (see page 1).

Is there a minimum lot size needed to apply for an Additional Animals Permit? Not for most types of animals. However, a *minimum* lot size of 20,000 square feet is needed to even *apply* to keep any Extra Large Lot Animals. This square footage must be devoted solely to the Extra Large Lot Animals.

What is the maximum number of dogs and/or cats that can be kept if my Additional Animals Permit is approved? For cats and dogs, the *maximum* possible number allowable is six (6) total.

What is the maximum number of other animals that can be kept if my Additional Animals Permit is approved? For other types of animals, you may *propose* any number of animals. After consultation with the inspecting Animal Control Officer, the City's Planning Director has the final authority to determine the maximum number permissible in each case.

What if I already had animals (*other than* Extra Large Lot Animals) on my property before I was annexed into the City? If your animals were *legally* established on your property prior to the City's current rules taking effect, no permit is required and you may continue to keep the same number and type of animals that you were legally allowed prior to annexation. This is provided that the property does not change ownership and the animals do not become what is defined as a nuisance by the Renton Municipal Code. Property owners or tenants who lose a legally established animal shall be allowed to replace the animal with a similar type of animal on the same property, provided the animal does not constitute a nuisance under RMC 1-3-3, Nuisances, and that they comply with the relevant provisions of RMC [4-4-010J](#) and K.

What if I already had Extra Large Lot Animals (horses, cows, llamas) on my property before I was annexed into the City? If your animals were *legally* established on your property prior to the City's current rules taking effect, no permit is required and you may continue to keep the same number and type of animals that you were legally allowed prior to annexation. This is

provided that the animals do not become what is defined as a nuisance by the Renton Municipal Code. Property owners or tenants who lose a legally established animal shall be allowed to replace the animal with a similar type of animal on the same property, provided the animal does not constitute a nuisance under RMC 1-3-3, Nuisances, and that they comply with the relevant provisions of RMC [4-4-010J](#) and K. You do not need to apply for an Additional Animals Permit to continue to keep the animals. However, even if your property is less than 20,000 square feet, you may opt to request an Additional Animals Permit should you wish to sell the property and animals to a new purchaser and in this way *transfer your grandfathered rights to keep the animals to the new buyer*.

Are there any instances where an Additional Animals Permit is not required? Households whose household pets have a litter no more frequently than once every 2 years are permitted to keep a greater number of animals than allowed on a temporary basis not to exceed 120 days when those animals are less than 120 days old. Persons who are selling their animals (e.g. occasional breeders) are required to have a home occupation business license, however.

Are foster animals treated any differently than other household pets? No.

How do I obtain an Additional Animals Permit from the City and what is the Cost? In order to keep more animals than what is permitted outright, the City requires that you obtain an [Additional Animals Permit](#). To apply, come to the 6th floor customer service counter of Renton City Hall, 1055 South Grady Way, Renton WA 98057, during regular business hours (M-F, 8 a.m.-5 p.m.) to pick up an application or find it online at rentonwa.gov. After you complete and submit your application and \$51.50 application fee, City staff will review the application. The Planning Director will then take one of three actions: approve the permit, approve the permit subject to conditions, or deny the permit.

How long will it take to process my permit application? The review process for an additional animals permit application can take anywhere from 4-6 weeks and requires an inspection by City staff.

What if I move after I acquire an Additional Animals Permit? You would need to apply for a new permit at your new location. Additional Animals Permits are issued to an individual and only held by that individual as long as they occupy the address where the keeping of additional animals has been approved. The permit is not transferable to a different property.

What is the decision criteria used to determine how many animals I will be able to keep and whether or not I will be approved for an additional animals permit? The Planning Director reviews the application for compatibility with the surrounding neighborhood. An Animal Control Officer inspects the property to determine the suitability of the facility and the site. Factors considered in determining such compatibility and suitability are:

1. *Whether the keeping of additional animals will have an adverse effect on abutting or adjacent properties or cause a detriment to the community.*
2. *Past history of animal control complaints regarding animals kept by the applicant.*

3. *Facility and rear yard specifications/dimensions that ensure the health and safety of the animals and confines the animals to the owner's property. The facility for medium lot and large lot domestic animals must include a grassy or vegetated area.*
4. *Animal size, type, and characteristics of breed.*
5. *Manner in which the animal waste will be managed.*
6. *The zoning classification of the premises on which the keeping of additional animals is to occur.*
7. *Compliance with the requirements of RMC 4-4-010, Standards and Review Criteria for Keeping Animals.*
8. *If the application is for the keeping of additional large lot animals, a farm management plan based on the King County Conservation District's Farm Conservation and Practice Standards and showing that there is adequate pasturage to support a greater number of animals must have been adopted.*

Will my neighbors be notified of my application to keep additional animals? Yes, the City will notify all property owners within 300 feet of the outer boundaries of your property that your application has been submitted and provide them with an opportunity to comment on your permit application.

How long is my Additional Animals Permit valid? The permit will not expire unless rescinded by the City for noncompliance with City regulations or any conditions of permit approval.

Do I need any other licenses or approvals? Not for domestic animals, but all cats and dogs must obtain individual pet licenses from the City Finance Department.

Can my Additional Animals Permit be revoked after it has been issued? Yes, the City may revoke the permit if it finds that the keeping of additional animals is in violation of the Municipal Code or any conditions of permit approval.

Can my existing Additional Animals Permit be transferred to a new property owner? No, the new owner must apply for a new permit if he wishes to continue to keep the animals. The one exception is for existing Additional Animals Permits issued for Extra Large Lot Animals. These permits may be transferred to the new owner upon request to the City.

Who Should I Contact if I Have Additional Questions? If you have further questions regarding keeping additional animals, please come to the customer service counter on the 6th floor of City Hall, typically 8:00 a.m. to 5:00 p.m. Monday through Friday, or call **425-430-7200** (then press 1).